

TOWN OF LOS ALTOS HILLS

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Furnace Permit

PLANS & PERMITS

1. A completed building permit application.
2. A building permit is required to replace an existing furnace and prior to installation or replacement of gas piping.
3. If installed in the attic, three sets of the plans shall be provided including a floor plan of the building showing the location of the furnace and diagram below detailing the requirements.

INSPECTIONS

One final inspection is required after all work has been completed.

CODE REQUIREMENTS

Following is a listing of the general requirements for gas piping based on the 2007 California Mechanical Code. For additional information, contact the Building Department.

1. An approved, independent means of disconnect for the electrical supply to each piece of equipment shall be provided in sight of the equipment served when the supply voltage exceeds 50 volts. (309)
2. A dedicated circuit shall be provided for the furnace. (422.12)
3. A 120-volt service receptacle shall be located within 25 feet of, and on the same level as, the equipment for maintenance. The service receptacle shall not be connected on the load side of the required means of disconnect. (309)
4. A permanent switch controlled lighting shall be installed for maintenance of equipment is required and shall be accessible. Such lighting shall provide sufficient illumination to safely approach the equipment and perform the tasks for which access is provided. Control of the lighting shall be provided at the access entrance. (904.11.5)
5. Combustion air must be maintained per California Mechanical Code. (Chapter 7)
6. The clear space and distance to combustible materials around the furnace unit shall comply with the manufacturer's installation instructions. (904.2)

7. Appliances generating a glow, spark or flame capable of igniting flammable vapors may be installed in a garage provided the pilots and burners or heating elements and switches are at 18 inches above floor level. (308)
8. Exception: Sealed combustion system appliances may be installed at floor level.
9. When located in a garage and subject to vehicular damage, adequate barriers must be installed (e.g. 4" diameter steel post). (308)
10. The furnace shall be properly anchored and supported to sustain vertical and horizontal loads within the stress limitations specified in the California Building Code. (705, ASCE Standard 13)
11. Furnaces located in an attic area shall comply with the diagram on the reverse side of this page. Additionally, if the attic and roof is conventionally framed, ceiling joist under the location of the FAU unit shall be doubled with a minimum 2 x 6 joists. If the attic and roof framing is a prefabricated engineered truss system, an engineering report (wet stamped and signed by a licensed engineer) shall be submitted for review and approval prior to issuance of a building permit. (Chapter 9)

Attic Furnace Diagram:

